

Uppgate House, Harpley

Guide Price £599,950

BELTON DUFFEY

Uppgate House

Back Street, Harpley, Norfolk,

PE31 6TU



An individual detached village home with spacious family sized 4 bedroom accommodation, extensive driveway parking, double garage and attractive gardens.

DESCRIPTION

Uppgate House is a large traditionally styled brick and flint family home, occupying an elevated position along a quiet lane within easy walking distance of the village amenities. Built by the current owners, the property has been finished to a high specification and is presented in excellent decorative order throughout.

The generously proportioned and light filled accommodation is arranged over two floors, with the ground floor offering flowing living spaces. A spacious entrance hall leads to a well appointed kitchen/breakfast room with a separate utility room, together with a dining room, study and an impressive double aspect sitting room centred around an open fireplace. A cloakroom completes the ground floor accommodation.

Upstairs, a spacious landing gives access to four bedrooms, including a principal bedroom with en suite shower room, alongside a well appointed family bathroom. Further benefits include pine floorboards to much of the ground floor, UPVC double glazed windows and a Nightstor electric boiler providing central heating to radiators.



what3words: ///webcams.typist.acre

This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.

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OUTSIDE

Uppgate House occupies an elevated position, set back from the lane behind a lawned front garden enclosed by a mature hedge. A gravelled driveway sweeps around the front and side of the house, providing parking for several vehicles and access to the garage. The rear garden is a particular feature of the property with an extensive paved and cobbled terrace arranged over two levels and accessed directly from the dining room via French doors, creating an ideal space for indoor outdoor living. The garden also includes a lawned area, planting beds and a picket fence with established hedging that provides attractive screening from the driveway. To the rear, a useful screened storage area houses a timber garden shed. Additional features include fenced boundaries, outside lighting and tap.

DOUBLE GARAGE

The detached double garage is divided into two sections; one providing parking for a vehicle and the other a workshop. Two up-and-over doors to the front, roof storage and a door to the garden.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Nightstor electric boiler providing central heating to radiators and an open fire in the sitting room. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

TENURE

This property is for sale Freehold.













SITUATION

Harpley is a well-regarded and attractive village set within the rolling countryside of West Norfolk, offering a welcoming community and a good range of local amenities. The village benefits from The Rose and Crown, a popular and well-known public house at the heart of village life, along with a village hall, church and primary school, making it well suited to families and those seeking a traditional village lifestyle.

Surrounded by open countryside, Harpley provides excellent opportunities for walking, cycling and outdoor pursuits, while also being conveniently positioned for access to nearby market towns. Fakenham and King's Lynn are both within easy reach, offering a wider range of shopping, schooling and transport links, including a mainline rail service to London from King's Lynn.

With easy access to the North Norfolk coast and its renowned beaches at Brancaster, Wells-next-the-Sea and Holkham, Harpley combines village charm, local amenities and a desirable countryside setting.









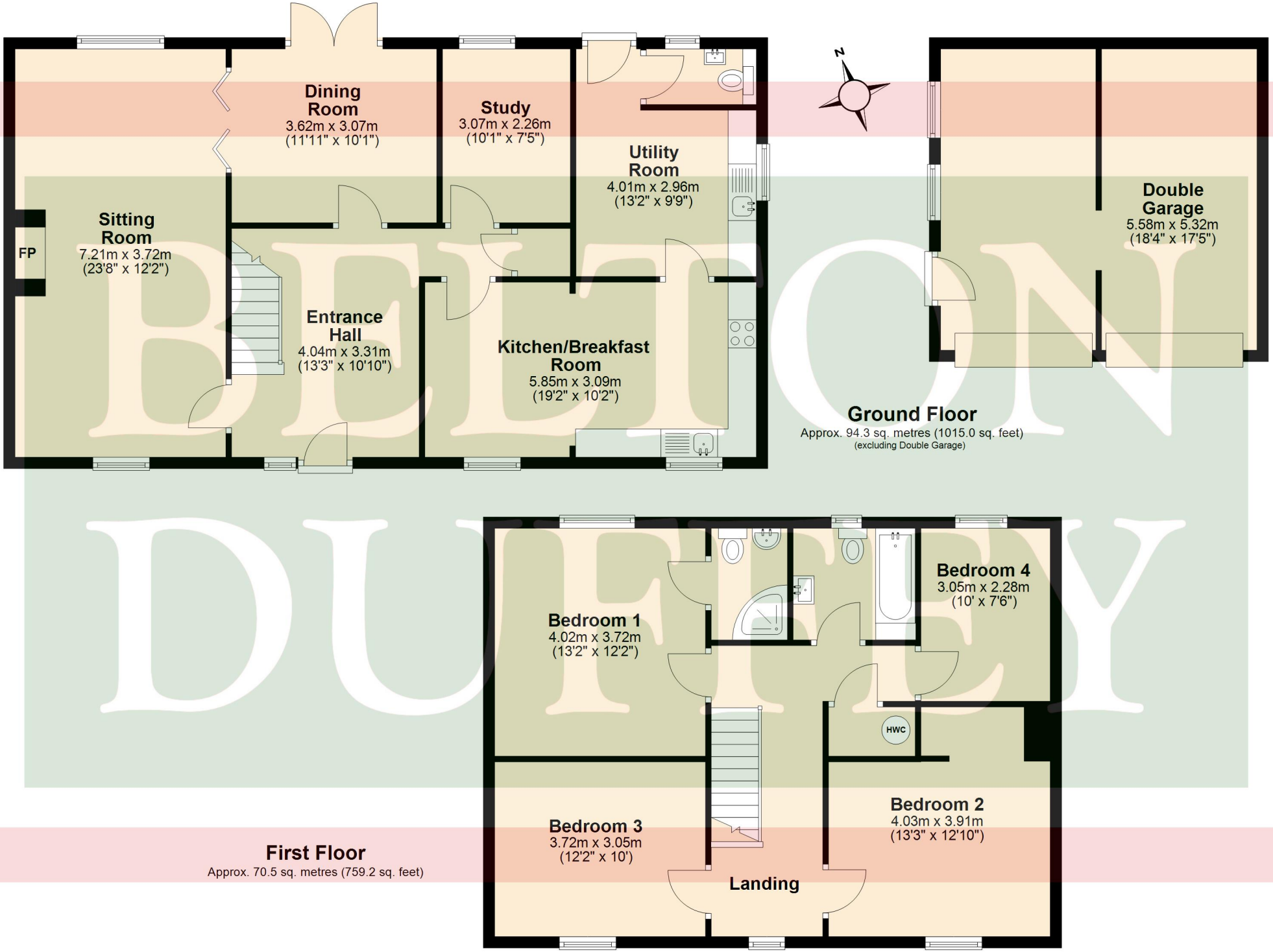












Total area: approx. 164.8 sq. metres (1774.1 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

The Property Ombudsman



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